159.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	573,800 / 573,800
					USE VALUE:	573,800 / 573,800
					ASSESSED:	573,800 / 573,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEHAN JANE /TRUSTEE
Owner 2:	BEHAN FAMILY TRUST
Owner 3:	
Street 1:	161 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1926, having primarily Aluminum Exterior and 834 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	153,800		420,000	573,800
Total Card	0.138	153,800		420,000	573,800
Total Parcel	0.138	153,800		420,000	573,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 688.01 | /Parcel: 688.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105629

GIS Ref

GIS Ref

Insp Date 06/12/18

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	153,800	0	6,000.	420,000	573,800	573,800	Year End Roll	12/18/2019
2019	101	FV	157,900	0	6,000.	420,000	577,900	577,900	Year End Roll	1/3/2019
2018	101	FV	157,900	0	6,000.	354,000	511,900	511,900	Year End Roll	12/20/2017
2017	101	FV	157,900	0	6,000.	324,000	481,900	481,900	Year End Roll	1/3/2017
2016	101	FV	157,900	0	6,000.	276,000	433,900	433,900	Year End	1/4/2016
2015	101	FV	138,600	0	6,000.	240,000	378,600	378,600	Year End Roll	12/11/2014
2014	101	FV	138,600	0	6,000.	222,000	360,600	360,600	Year End Roll	12/16/2013
2013	101	FV	138,600	0	6,000.	211,200	349,800	349,800		12/13/2012

!12404!

PRINT

Date	Time
12/11/20	02:29:45

LAST REV

Date	Time
07/03/18	15:27:45

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12404

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEHAN JANE A	27843-353		11/5/1997	Family		No	No		F

USER DEFINED

Prior Id # 1:	105629
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2001	288	Re-Roof	3,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	Meas/Inspect	BS	Barbara S
10/20/2008	Meas/Inspect	345	PATRIOT
12/15/1999	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.97612083
Adj $ / SQ:	118.599
Other Features:	60300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	222827
Depreciation:	69076
Depreciated Total:	153751

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

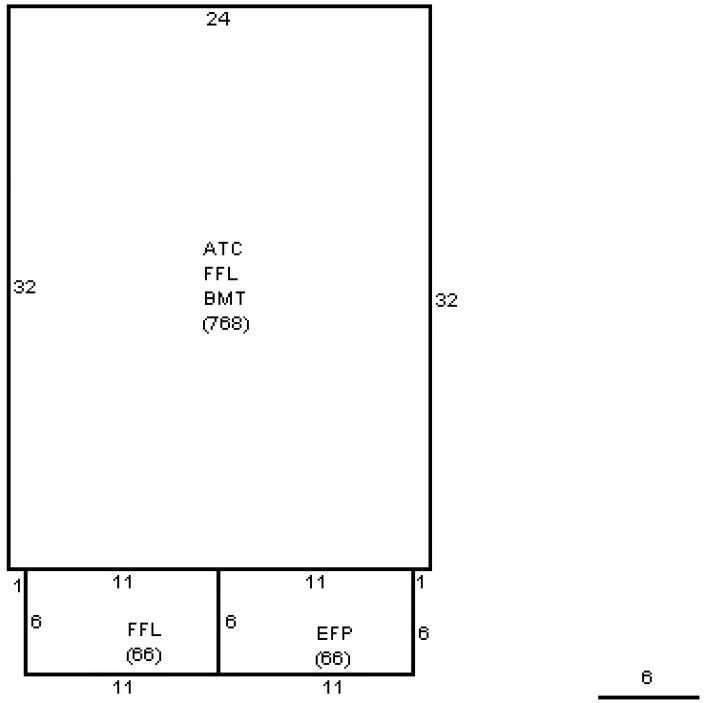
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	118.60
Special Features:	0	Val/Su Net:	79.40
Final Total:	153800	Val/Su SzAd	139.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	834	118.600	98,911
BMT	Basement	768	35.580	27,325
ATC	Attic	269	118.600	31,879
EFP	Enclos Porch	66	66.840	4,411

	Net Sketched Area:	1,937	Total:	162,526	
Size Ad	1102.7999	Gross Are	2436	FinArea	834

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc